



Rezoning Petition No. 201500107

PROPERTY INFORMATION

Address, Land Lot, and District	235 Johnson Ferry Road Land Lot 89, District 17
Council District	3 (Graham McDonald)
Frontage*	Approximately 611 feet of frontage along the south side of Johnson Ferry Road
*This rezoning application does not include the property/parcel formerly occupied by Goodwill.	Approximately 310 feet of frontage along the western side of Roswell Road Approximately 655 feet of frontage along the eastern side of Sandy Springs Circle Approximately 794 feet of frontage along the northern side of Mt. Vernon Highway
Area	9.89 acres
Existing Zoning and Use	C-1 (Community Business District)
Overlay District	Main Street
Special Planning Area	City Center Master Plan (adopted Dec. 18, 2012)
2027 Comprehensive Future Land Use Map Designation	LWC (Live-Work Community)
Proposed Zoning	MIX (Mixed Use District)

APPLICANT/PETITIONER INFORMATION

Property Owner City of Sandy Springs	Petitioner Mayor Russell Paul	Representative Wendell Willard
Community Zoning Information Meeting January 27, 2015	Community Developer Resolution Meeting February 26, 2015	Planning Commission Hearing March 19, 2015
		Mayor and City Council Hearing April 21, 2015

INTENT

To rezone the subject property from C-1 (Community Business District) to MIX (Mixed Use District) for construction of the Sandy Springs City Center.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION 201500107- APPROVAL

BACKGROUND

This application is to rezone the subject property from C-1 (Community Business District) to MIX (Mixed Use District) for the construction of the Sandy Springs City Center. Approximately 276,000 square feet of government office and commercial uses are proposed. Residential uses consisting of 18 townhomes and 277 multi-family units. This application does not include the property/parcel that was formerly occupied by Goodwill.

	Square Feet
Government Office Space	100,000
Tenant Office Floor	20,000
Studio Theater	31,000
Meeting Space	20,000
Performing Arts Center (1000 seats)	67,000
Retail	28,000
Potential Outparcel Restaurants	10,000
Total Office/Commercial:	276,000 sf
	Units
Townhomes	18
Multifamily Residential	277
Total Residential:	295 units

The proposed development includes the extension of Bluestone Road providing a north/south connection from Mt. Vernon Highway to Johnson Ferry Road. A new loop street is also proposed providing a connection from Sandy Springs Circle through the site back to Mt. Vernon Highway. Approximately 800 parking spaces will be located below ground while 400 will be located at or above grade.

Elevations are not available at this time as the design continues to evolve based upon public input. Earlier this month a visual preference open house was held that focused on the architectural design of all aspects of the project. Revisions to the project design continues incorporating input obtained from the continuing public meetings.

EXISTING LAND USE AND ZONING OF PROPERTY IN THE VICINITY					
Location in relation to subject property	Zoning	Address	Land Area (Acres)	Square Footage/ units	Density (Square Feet or Units Per Acre)
North	C-1	163 Johnson Ferry Road	0.57	2,320 Commercial	4,070.17 sf/ac
North	C-1	200 Johnson Ferry Road	3.55	33,452 Commercial	9,423.09 sf/ac
South	C-1	135, 145 Mount Vernon Highway	0.54	3,561 Commercial	6,594.44 sf/ac
South	C-1	161 Mount Vernon Highway (1987Z-0100)	0.51	3,001 Commercial	5,884.31 sf/ac
South	C-1	175 Mount Vernon Highway (1978Z-0141)	0.60	12,720 Commercial	21,200 sf/ac
West	C-1 (RZ10-008)	220 Sandy Springs Circle	4.19	16,174 Commercial	9,588.06 sf/ac
West	C-1 (1980Z-048) (1962Z-013)	107, 136 Sandy Springs Circle	2.55	N/A	N/A

Zoning Map

Business Use Locations
 * GIS Addresses
 — Creeks and Streams
 — Subdivisions

Zoning

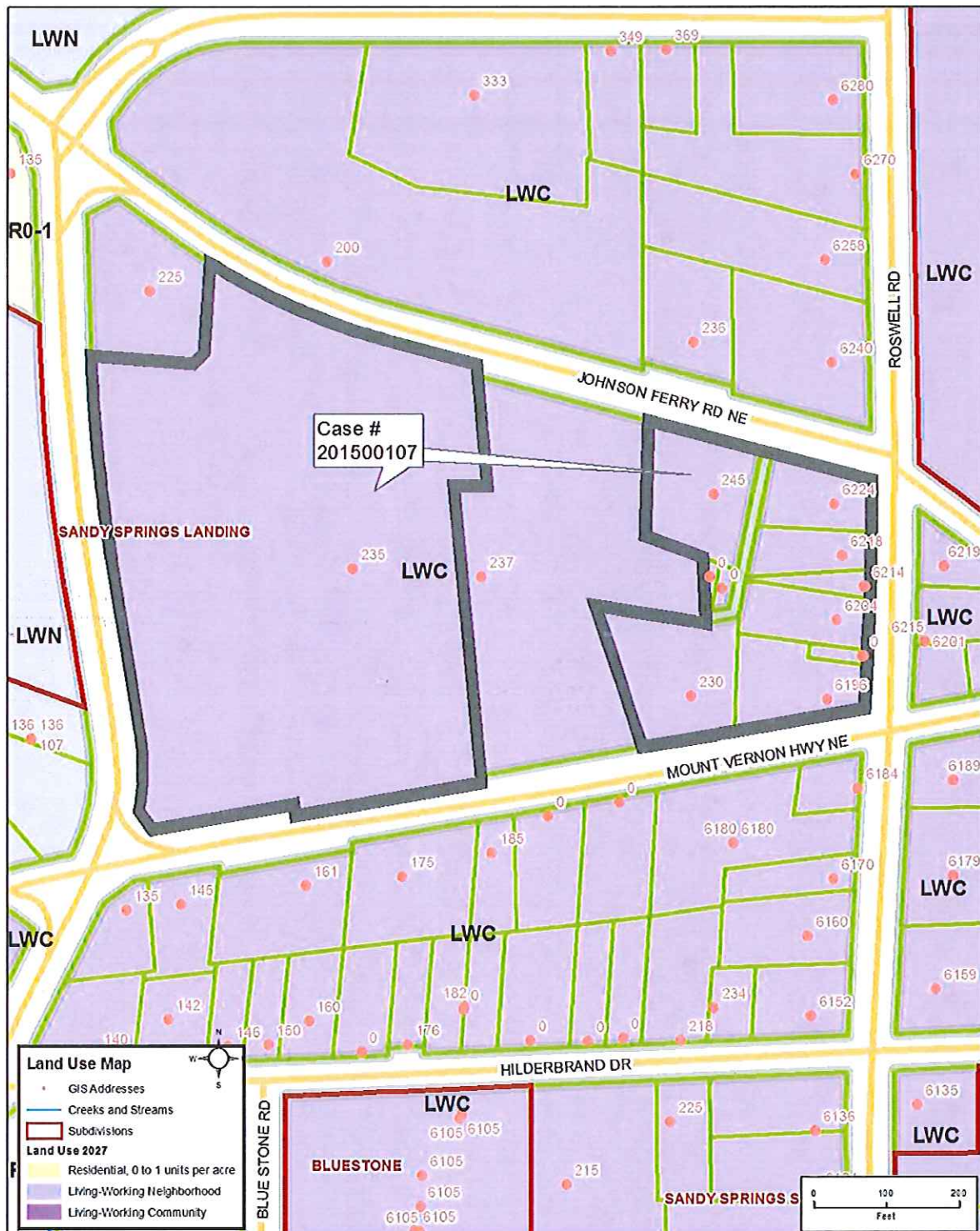
Adopted from Fulton County

- R-4 Single Family Dwelling District
- O-1 Office and Institutional District
- C-1 Community Business District
- C-2 Commercial District

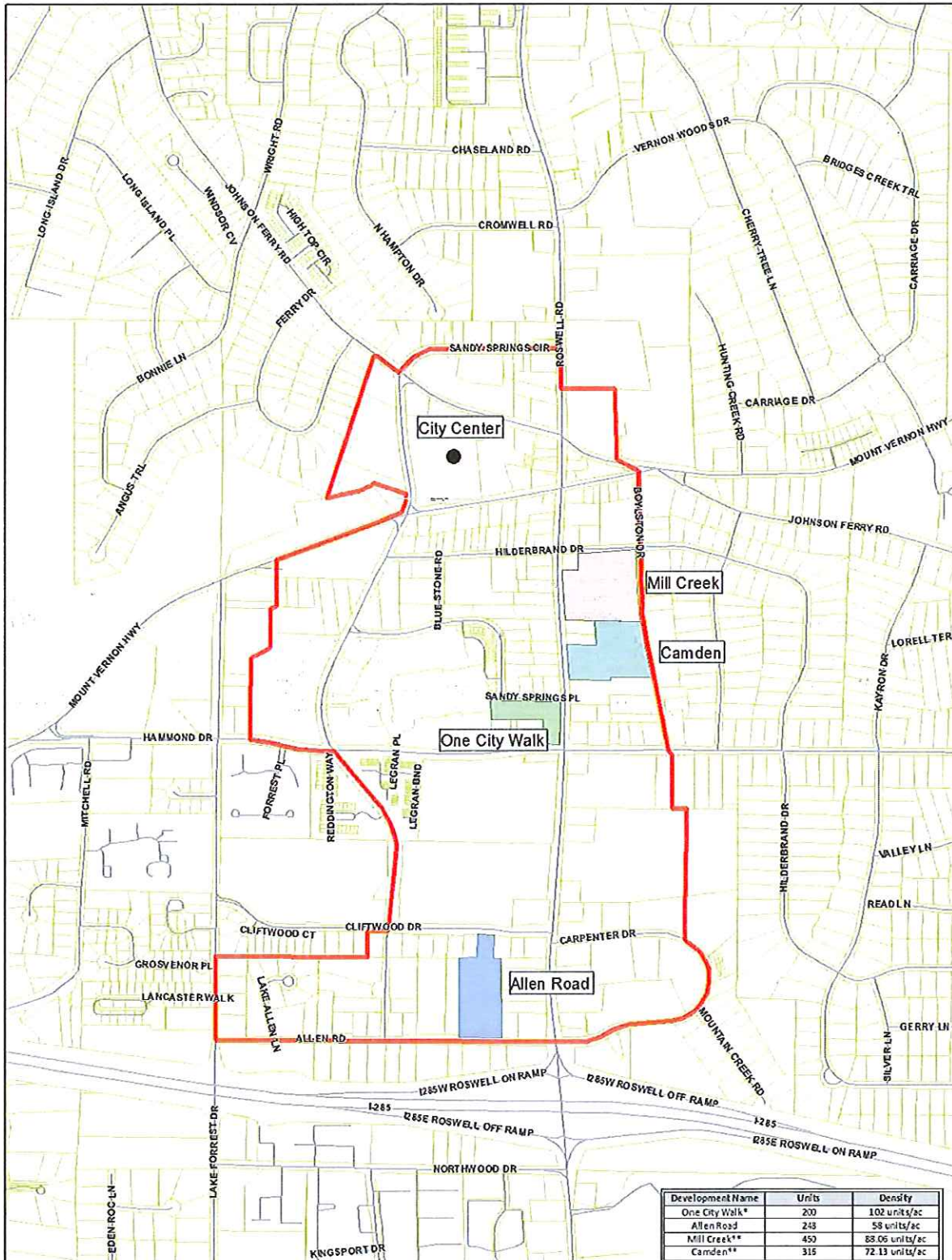
Scale: 0 150 300 Feet

Future Land Use Map

235 Johnson Ferry Road NE



Recent City Center Multi-family Developments



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Finding: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The adjacent uses are as follows: Commercial (north, south, east and west). The proposed development would be replacing aging commercial development. The retail and restaurant components of the mixed use development are proposed to be located along newly created interior street running north to south. Multi-family dwellings will also be located on the floors above the retail/commercial/restaurant components. Multi-family dwellings would continue through the property to its western property line with Sandy Springs Circle.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Finding: The staff is of the opinion that the proposal will not adversely affect the use of the adjacent or nearby properties to the north, west and south.

C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Finding: The staff is of the opinion that the subject property may have a reasonable economic use as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

Finding: The staff is of the opinion that the proposal would not cause an excessive or burdensome use of the existing infrastructure. Significant improvements to the area street network in the vicinity are proposed as a part of this overall project. Additionally the proposed enhancement of the street grid will also contribute positively to the street network.

E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

Finding: The staff is of the opinion that the proposed mixed use with multi-family residential is consistent with the intent of the future land use plan; Living-Working Node 8: Town Center; and the identified need for mixed-use projects under the Sandy Springs City Center Master Plan guidelines. The City Center Master Plan density supercedes the 20 residential units per acre prescribed in the Comprehensive Plan. When reviewing the residential density as a part of the overall project the density is in the 30 units per acre range. Review of the density using just the 4.61 acres proposed for transfer to the City's development partner, the density is 63.99 units per acre. (However, this is not the effective density of the project.) This proposed density is consistent with the suggested maximum of 40 to 50 residential units per net acre (without streets) within the City Center Master Plan, which is based upon a development that has a 30-50% surface parking to 50-70% structure parking split. An allowance for up to 60 units per acre, if a higher percentage of structured parking is provided for, is outlined in the City Center Master Plan's Market Analysis. Given the proposed open space on the overall project, and the planned incorporation of additional property in the future, the effective density of the residential component of the project will be even lower.

The proposed density of the retail/commercial/restaurant portion of the project is less than the maximum square feet per acre for both Living-Working Community and Living-Working Node 8: Town Center designations.

The project proposes multifamily and townhomes, providing a mix of housing types consistent with the Comprehensive Plan housing policies.

The Comprehensive Plan includes guidelines and policies for the Town Center Node that provide for density and height bonuses beyond the recommendations of the Comprehensive Plan. The Town Center Guidelines and Policies section of the plan is incorporated in the bullets below. Additional plan policies that staff considered in developing the recommendation for this proposal are also listed.

Node 8: Town Center

5. The following guidelines shall highlight the growth and development of the Town Center:
 - b. Regulations should discourage the creation of a “canyon effect” in the Town Center.
 - c. Heights and architectural elements shall be varied.
6. Development of the Town Center area is recommended at the following levels:
 - a. Maximum residential density: no greater than 20 units/acre.
 - c. Minimum open/green space (and shall not include parking lots): 15%.
7. Town Center assemblage policy:
 - a. Density and/or height bonuses, beyond the recommendations of the Comprehensive Plan, may be approved by the Mayor and City Council for the development or redevelopment of assembled properties consisting of a minimum of five (5) or more acres. The approval of bonuses will be based on the merits of the project relative to whether it provides desirable attributes that meet or exceed the goals and objectives of the Comprehensive Plan. Such goals may include, but not be limited to:
 - i. Providing significant green space or public space.
 - ii. Providing uses that contribute to the public good such as museums, art galleries, public art, art galleries, and theatres.
 - iii. The use of green space and possible linear or pocket parks.
 - iv. Provide for the relocation of utilities underground or at the rear of new developments resulting from assemblage.
8. Town Center transition policy:
 - a. Development on the borders of the Town Center shall accommodate an appropriate transition to less intense development outside the area. Appropriate forms of transition shall include, but not be limited to:
 - i. Utilizing less intense uses
 - ii. Building heights, bulk, and architecture compatible with nearby developments
 - iii. The use of green space and possible linear or pocket.

City Center Master Plan

Development Feasability Analysis – 40-50 units/ac, 60 units/ac with increased structural parking; 5 year absorption rate of 231 units/year; distribution of housing types throughout the Sandy Springs City Center Master Plan.

Strategy 2 -Action Steps – Roswell Road Corridor – Building edge: continuous as possible along sidewalks; variation in façade positions to create a variety of active wide sidewalk and plaza spaces including outdoor dining,

benches, street trees and other plantings; 5th story step-back; access from side and rear streets instead of Roswell Road

Strategy 3- Support mixed-use neighborhoods with a network of walkable streets –This project provides a significant contribution to the street grid connecting Johnson Ferry Road with the Bluestone Road extension. A connection from Sandy Springs Circle back to Mt. Vernon Highway is also planned.

Proposed Density	Comprehensive Plan	City Center Master Plan
Commercial/Restaurant- 3,842 sq. ft/ac Residential (multifamily & townhomes) – 29.82/63.99* units/ac (Note: Multi-family residential only is at 28.00/60.08* units/ac) Height- 5 stories *Using acreage of 9.89 and 4.61	LWC (Node 8) Commercial – 25,000 sq ft/ac or greater Residential – 20 units/ac or greater Height- 6 stories (Main Street Overlay)	Commercial – 25,000 sq ft/ac or greater Residential – 40-50, 60 units/ac Height- 6 stories

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Finding: Staff is of the opinion that there are existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval of this proposal. Adoption of the City Center Master Plan in 2012 have changed the standards and vision for the City Center study area. These new development standards are changed conditions which have significant impact on the project.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Finding: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City Codes including, but not limited to stormwater management system, replanting of required buffers, landscape strips, interparcel access to eliminate curb cuts, creation of a grid street network and streetscape.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on February 7, 2014. No comments were provided as staff have been meeting regularly with the project design team since inception of the project.

PUBLIC INVOLVEMENT

No public comments have been received by staff.

Since the initial kick off of the City Center Master Plan, this project has included a major public input effort. The Master Plan and now the design of the City Center block have largely been a reflection of the public's desires. Most

recently the public provided visual preference input regarding the architectural style and detailing of the structures, park component, the plaza features, etc. The project architectural design continues to be refined in response to the significant ongoing public input process that has been underway since the project's inception.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

The following bullets represent factors that impact staff's recommendation. The project includes:

- Vibrant mixed use including plaza spaces resulting in an active street edge
- A mix of housing types
- An enhanced street network
- Significant public park space
- Underground and on-street parking

It is the opinion of staff that this the City Center project provides a mix and intensity of uses is in conformity with the intent of the Comprehensive Plan Policies and the City Center Master Plan. Based on these reasons, the staff recommends **APPROVAL CONDITIONAL** of this Rezoning petition.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from C-1 (Community Business District) to MIX (Mixed Use District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Multifamily residential uses consisting of 277 multi-family units and 18 townhomes.
 - b. Retail/service commercial and associated accessory uses totaling a minimum of 38,000 square feet.
2. To the following site development standards:
 - a. Ground floor residential units shall have individual entrances, porches, landings or other similar measures.
 - b. Ground floor residential units shall have a finished floor elevation to be between 18 inches and 30 inches above sidewalk grade.
 - c. All upper-story façades above the fourth floor shall be recessed to reduce the bulk of the building adjacent to the street edge.